



## ***City of El Paso – City Plan Commission Staff Report***

**Case No:** PZRZ15-00039  
**Application Type:** Rezoning  
**CPC Hearing Date:** April 21, 2016  
**Staff Planner:** Jeff Howell, 915-212-1607, HowellJB@elpasotexas.gov  
**Location:** 201 Shadow Mountain  
**Legal Description:** Lot 1, Block 1, Shadow Mountain, City of El Paso, El Paso County, Texas  
**Acreage:** 4.03 acres  
**Rep District:** 8  
**Existing Zoning:** C-1 (Commercial)  
**Existing Use:** Vacant  
**C/SC/SP/ZBA/LNC:** N/A  
**Request:** From C-1 (Commercial) to G-MU (General Mixed-Use)  
**Proposed Use:** Mixed Use  
**Property Owner:** Ten East Partners, L.P., a Texas Limited Partnership  
**Representative:** Josh Meyers

### **SURROUNDING ZONING AND LAND USE**

**North:** C-1 (Commercial) / Retail  
**South:** C-1 (Commercial) / Financial Institution  
**East:** A-O (Apartment-Office) / Apartments  
**West:** C-1 (Commercial) / Retail

**PLAN EL PASO DESIGNATION:** G-4, Suburban (Walkable) (Northwest Planning Area)

**NEAREST PARK:** Palo Verde Park (3,922 feet)

**NEAREST SCHOOL:** Western Hills Elementary School (3,734 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Upper Valley Improvement Association  
Upper Mesa Hills Neighborhood Association  
Coronado Neighborhood Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 6, 2016. The Planning Division has not received any communications in support or opposition to the rezoning request.

### **APPLICATION DESCRIPTION**

The applicant is requesting to rezone the subject property from C-1 (Commercial) to G-MU (General Mixed-Use). This proposed development will consist of a 423,662 square foot, 22 story mixed use tower, 256' in height. The development proposes 228 apartment units, 219 hotel rooms, and 41,691 sq. ft. of retail space, and 55,337 square feet of landscaping. The mix of uses proposed is detailed in the Master Zoning Plan (MZIP) Report (attachment 4). A parking garage is proposed to accommodate the 715 proposed vehicular parking spaces (710 are required). ADA and bicycle parking spaces are provided per code. Three points of access are provided off Shadow Mountain Drive.

### **ANALYSIS**

20.10.360(G)

Residential, General and Industrial Mixed Use Districts (RMU, GMU and IMU). Uses permitted in a mixed-

use development are as approved by city council through a master zoning plan. A mixed-use development may be authorized to encourage use schemes such as but not limited to, residential, entertainment, medical, and employment centers. The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan.

1. General Design Principles. These design principles shall serve as guidelines only, and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines.
  - a. Development Perspective.
    - i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.
    - ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.
    - iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.
    - iv. That proposed development noncontiguous to urban areas be organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).
    - v. That a mixture of housing types and densities be distributed throughout the mixed-use development.
    - vi. That transportation corridors be planned and reserved in coordination with land use patterns.
    - vii. That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.
    - viii. That the development include a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.
    - ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.
    - x. That neighborhoods be compact, pedestrian-friendly, and mixed use.
    - xi. That ordinary activity of daily living occurs within walking distance of most dwellings.
    - xii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.
    - xiii. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.
    - xiv. That appropriate building densities and land use be provided within walking distance of transit stops.
    - xv. That civic, institutional and commercial activity be embedded, and not isolated, in the development.
    - xvi. That a range of open space including parks, squares, and playgrounds be distributed within the development.
    - xvii. That a development have sufficient size to accommodate the mixed-use concentration of uses.
  - b. Building Perspective.
    - i. That buildings and landscaping contribute to the physical definition of streets as civic places.
    - ii. That the design of streets and buildings reinforce safe environments.
    - iii. That architecture and landscape design grow from local climate, topography, history and building practice.
    - iv. That public gathering spaces be provided in locations that reinforce community identity.
    - v. That the preservation and renewal of historic buildings be facilitated.
    - vi. That principal buildings and facades, where possible, be located parallel to the

frontage line to encourage a community-friendly environment.

*The applicant generally complies 20.10.360(G)(1), however a reduction in height is recommended to be more compatible with the adjacent development*

2. General Design Elements. A mixed-use development is characterized by any combination of the design elements described below. These design elements shall serve as guidelines only, and compliance with any design element within a mixed-use development shall be determined on a case-by-case basis as part of the master zoning plan and mixed-use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design elements.
  - a. Neighborhoods limited in size and oriented toward pedestrian activity.
  - b. A variety of housing types, jobs, shopping, services, and public facilities.
  - c. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
  - d. A network of interconnecting streets and blocks that maintain respect for the natural landscape.
  - e. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.
  - f. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.
  - g. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
  - h. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
  - i. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.
  - j. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

*The applicant generally complies 20.10.360(G)(2), however a reduction in height is recommended to be more compatible with the adjacent development.*

3. Architectural Objectives. As part of the review of the mixed-use development plan the architectural design shall achieve the following objectives:
  - a. Architectural compatibility;
  - b. Human scale design;
  - c. Integration of uses;
  - d. Encouragement of pedestrian activity;
  - e. Buildings that relate to and are oriented toward the street and surrounding buildings;
  - f. Residential scale buildings in any mixed residential area;
  - g. Buildings that contain special architectural features to signify entrances to the mixed-use development; and
  - h. Buildings that focus activity on a neighborhood open space, square or plaza.

*The applicant complies 20.10.360(G)(3)*

4. Roadway Design. The roadway designs, whether public or private, used within a mixed-use development may vary depending on the proposed function of the roadway, the anticipated land uses, and the anticipated traffic load. A variety of designs to lend character to the neighborhood are encouraged. The requirements of Title 19 (Subdivisions) of this Code shall apply in all instances.

*20.10.360(G)(4) is not applicable to the proposed development.*

5. Parking. The off-street parking requirements in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall apply for purposes of calculating required spaces. Community-parking facilities or shared parking shall be encouraged in lieu of traditional off-street parking design. This concept would permit the collocation of required parking for individual uses in order to promote pedestrian activity within the neighborhood. In instances where shared parking is proposed, a shared parking study shall be reviewed by the city along with any traffic engineering and planning data that are appropriate to the establishment of parking requirements for the uses proposed. A shared parking study shall include, but not be limited to, estimates of parking requirements based on recommendations in studies such as those from the Urban Land Institute, the Institute of Traffic Engineers, or the Traffic Institute, and based on data collected from uses or combinations of uses that are the same or comparable to the proposed uses. The shared parking analysis shall be based on the mixture of uses and corresponding peak demand for all uses. The study shall document the source of data used to develop recommendations.

*The applicant complies 20.10.360(G)(5)*

6. Setbacks. Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan.

*The applicant complies 20.10.360(G)(6)*

7. Landscaping. Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code. Landscaping, streetscape, and other green areas proposed within the mixed-use development shall be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

*The applicant complies 20.10.360(G)(7).*

#### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommendation is **Pending Transportation Comments** of rezoning the subject property from C-1 (Commercial) to GMU (General Mixed-Use) and acceptance of the Master Zoning Plan. The condition is as follows:

*“Existing restrictive covenants and utility easement encroachments shall be addressed prior to the issuance of any building permits.”*

The approval recommendation is based on the compatibility with existing commercial and apartment uses in the area and the Future Land Use Map. However, the Planning Division recommends a reduction in the proposed height to be more comparable to existing tower structure in the vicinity. The proposed height is currently only found in downtown El Paso.

#### **Plan El Paso- Future Land Use Map Designation**

All applications for rezoning shall demonstrate compliance with the following criteria:

G-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the GMU (General Mixed-Use) district is to provide large-scale developments that are able to function as individual neighborhoods, as small-scale developments requiring flexibility because of unique design characteristics, or as transitional areas between dissimilar land uses.

## **COMMENTS:**

### **Planning & Inspections Department - Planning Division - Transportation**

A TIA shall be required. Required revisions to TIA include:

TIA is Missing Opening year and Full build-out year analysis period.

Need to specify that Table 8 applies to PM trips. Also, need to provide table for AM internal capture.

Page 16: Incorrect intersection number was specified for Shadow Mountain\Caprock

Mitigation for Shadow Mountain\Pebble Beach:

1. Specify if dedication of rights-of-way be required for the 50' dedicated right turn bay.
2. Specify if the construction of the 50' dedicated right turn bay will be completed as part of the development.
3. Specify proportionated share percentage for traffic signal improvements.

Mesa/Sunland intersection does not meet the acceptability criteria. Recommend providing measures such as:

1. Delay or phasing of development until thoroughfares with adequate capacity or intersection improvements are constructed;
2. A reduction in the density or intensity of the proposed development sufficient to assure that the road network has adequate capacity to accommodate the additional traffic to be generated by the development;

### **Planning & Inspections Department – Plan Review**

Recommend approval. Submitted conceptual site plan was not reviewed for conformance with the IBC, TAS or municipal code. At the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS and municipal code

### **Planning & Inspections Department – Plan Review - Landscape**

Recommend approval. Submitted conceptual site plan was not reviewed for conformance with the IBC, TAS or municipal code. At the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS and municipal code

### **Planning & Inspections Department - Land Development**

1. Add to general notes on final plat: All developed storm water runoff shall be addressed within the subdivision limits and shall comply with all provisions of (DSC, 19.19.010A and DDM, 11.1).
2. Show proposed drainage flow patterns. Label the proposed pond as a "Private retention pond".
3. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. The applicant may need to seek re-approval of the site plans from CPC if there is a failure to comply.

### **Fire Department**

Recommendation: APPROVAL

### **El Paso Streets and Maintenance Department**

Pending TIA Results

### **Capital Improvements Department**

We have reviewed 201 Shadow Mountain, rezoning case # PZRZ15-00039 from C-1 (Commercial) to G-MU (General Mixed-Use) and map and on behalf of CID Parks Planning Division we offer Owner / Applicant the following comments:

Please note that this parcel of land (Lot 1, Block 1, Shadow Mountain) was recently plated on March 20, 2013 and covenants restricting all residential uses were filed with the original subdivision.

If the rezoning to G-MU (General Mixed-Use) is approved to allow residential and non-residential components within the same building, then per the Master Zoning Plan for the development, Applicant is proposing a "Vertical Mixed-use Development" where the Non-residential component is less than 20% of the entire square footage of the development therefore, per Section 19.20.030 (A)(1)(e)(ii)(B) "Park fees" for the entire development will be assessed on the number of residential units (total of 220 units) at a rate of \$680.00 based on Multi-family requirements as follows:

Based on the following calculations, Applicant shall be required to pay "Park fees" in the amount of \$149,600.00 based on Residential requirements for Multi-family dwelling units.

220 Dwelling Units at a rate of \$680.00 based on Multi-family = \$149,600.00

Please allocate generated funds under Park Zone: NW-6

Nearest Park(s): Palo Verde & Snow Heights

If density is increased /decreased, then "Park fees" will be re-assessed based on applicable conditions; park fees paid for the original subdivision in the amount of \$4,170.00 will be accredited towards final assessed "park fees".

#### **Texas Department of Transportation**

The subject property is not on a state roadway, and therefore does not require TxDOT review.

#### **El Paso Water Utilities**

We have reviewed the rezoning referenced above and provide the following comments:

1. EPWU does not object to this request.

#### **Water:**

2. There is an existing 12-inch diameter water main extending along the east side of Shadow Mountain Dr. The water main is located approximately 48-feet west from the eastern subject property line. This main is available for service.
3. Previous water pressure from fire hydrant #2882 located approximately Shadow Mountain/Enterprise, Median has yield a static pressure of 120 (psi), a residual pressure of 110 (psi), and a discharge of 1404 gallons per minute.
4. The owner should, for his own protection and at his own expense shall install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the water pressure regulator device.

#### **Sanitary Sewer:**

5. There is an existing 12-inch diameter sanitary sewer main along the east side of Shadow Mountain Dr. the sewer main is located approximately 27-ft east from the western subject property line. This main is available for service.

#### **General:**

6. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Attachments:**

Attachment 1: Zoning Map

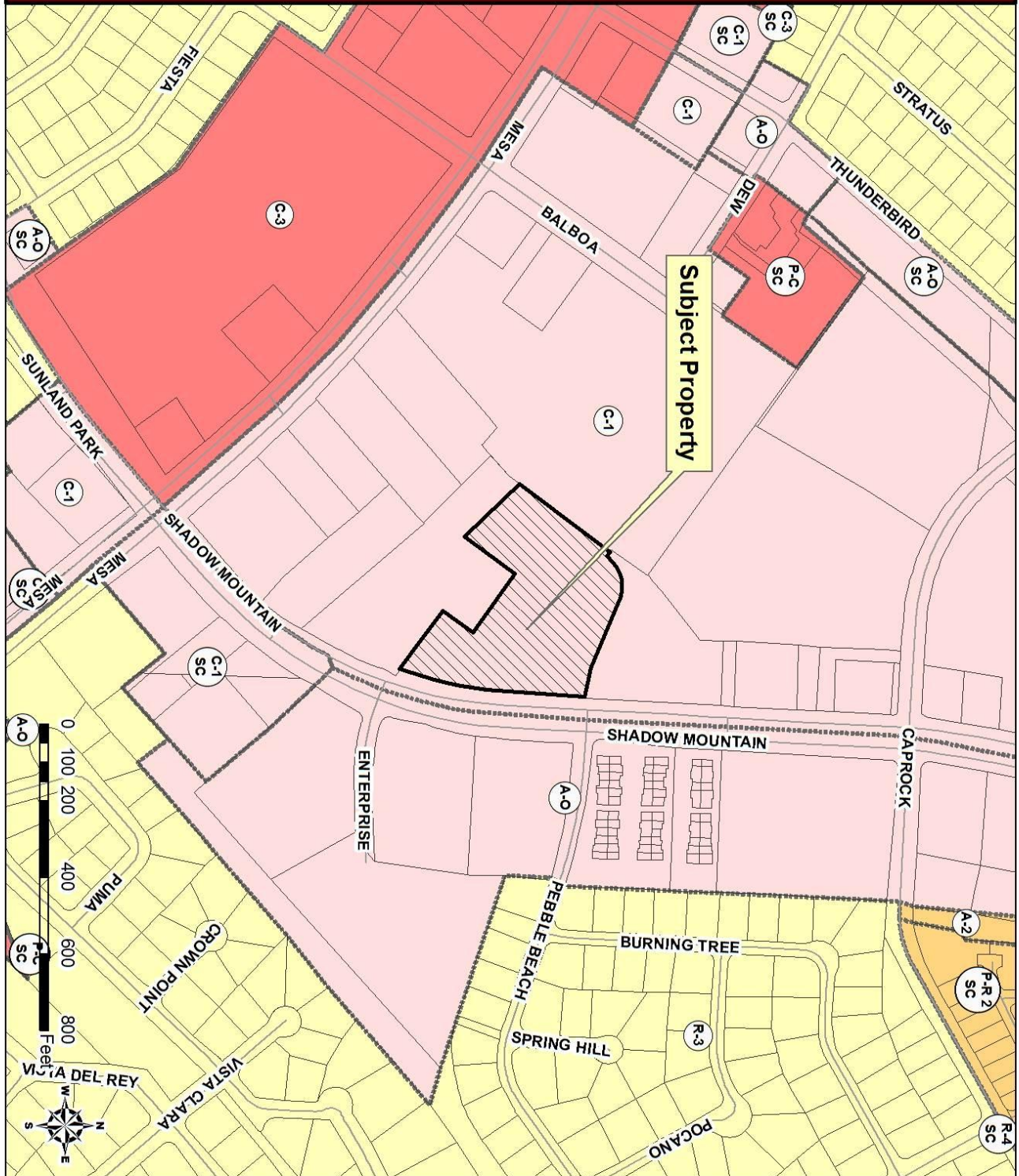
Attachment 2: Aerial Map

Attachment 3: Master Zoning Plan (MZP)

Attachment 4: Master Zoning Plan (MZP) Report

ATTACHMENT 1: ZONING MAP

PZRZ15-00039





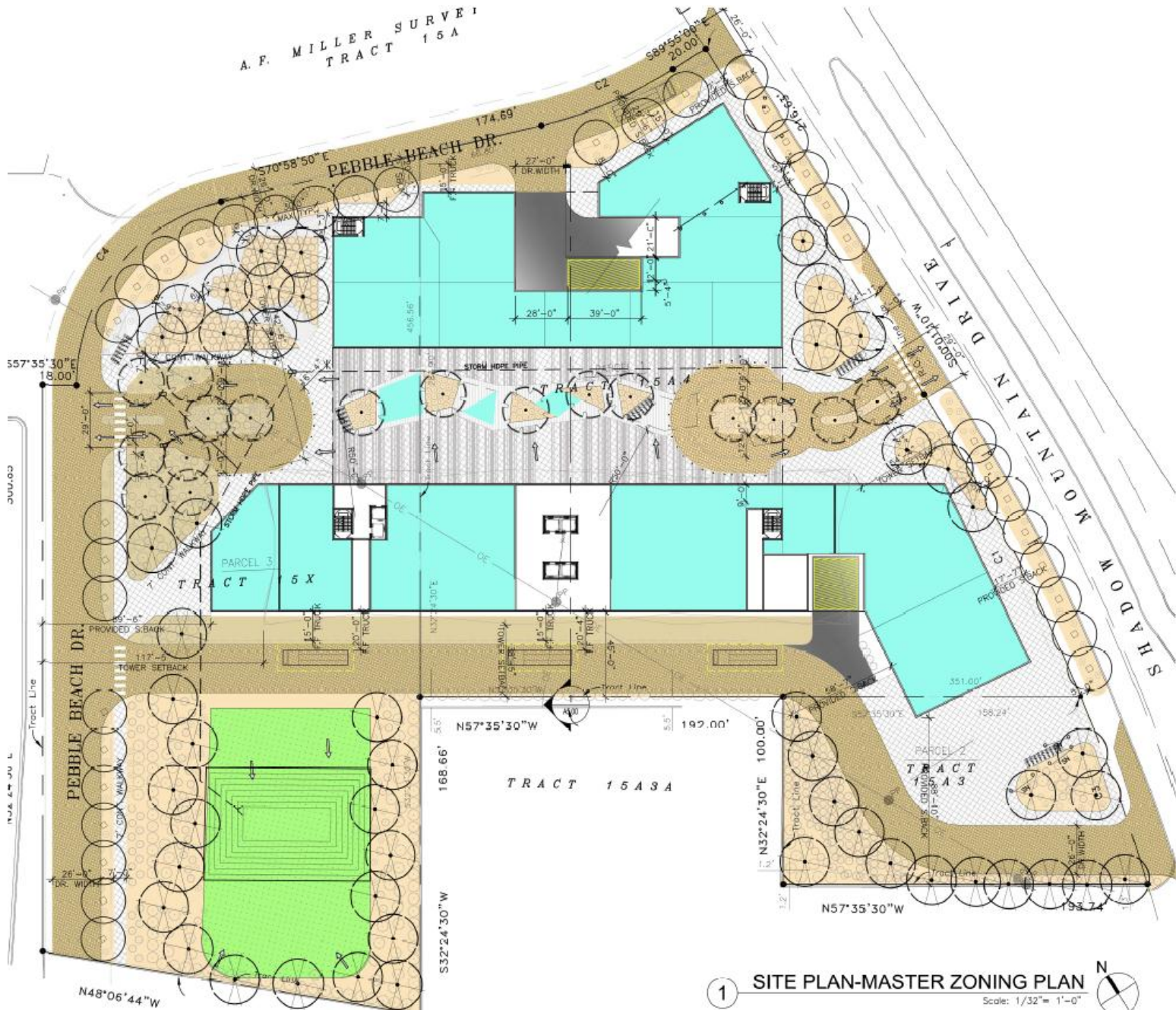
ATTACHMENT 2: AERIAL MAP

PZRZ15-00039

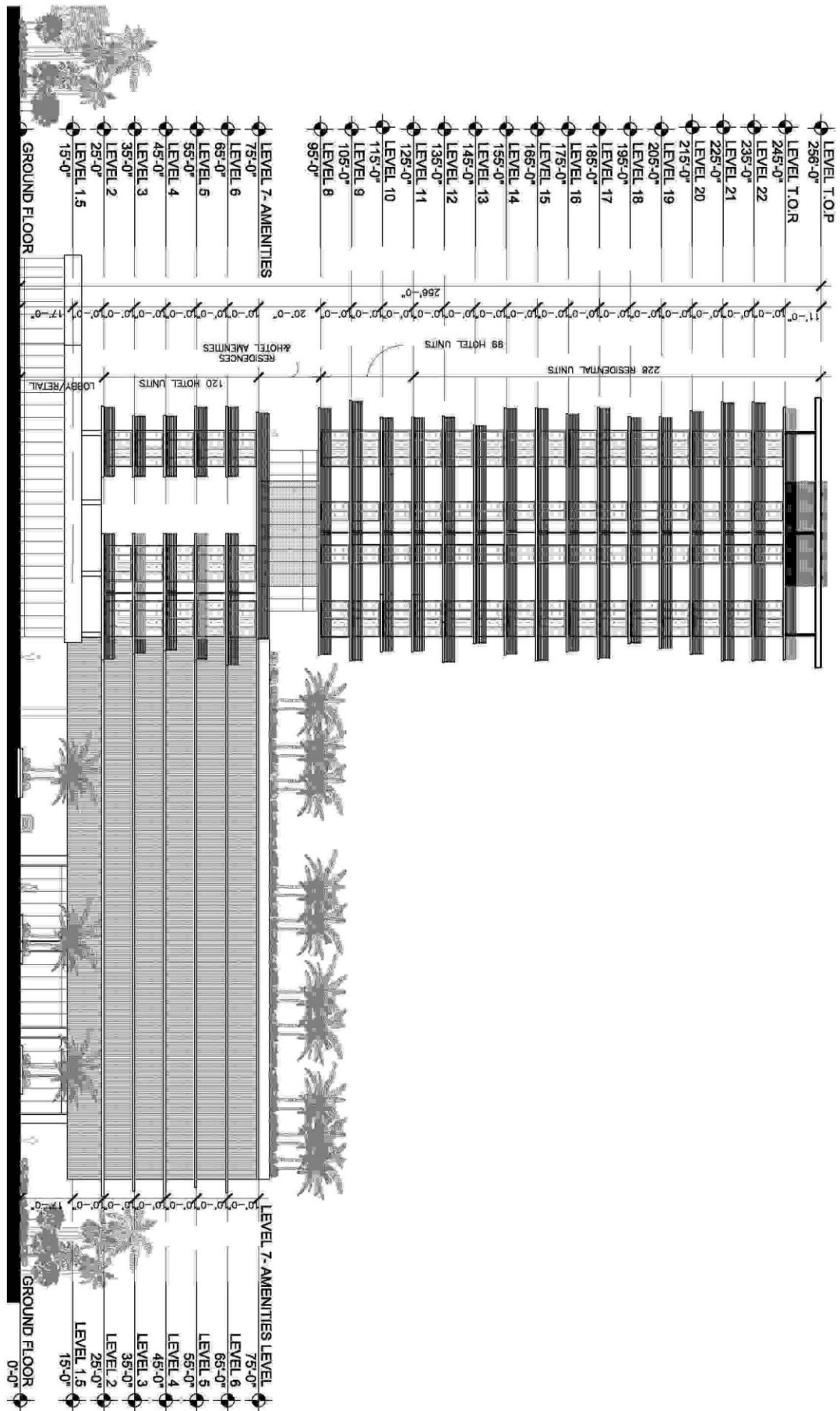




# ATTACHMENT 3: MASTER ZONING PLAN (MZIP)



# ATTACHMENT 3: MASTER ZONING PLAN (MZIP)



## **ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT**

### **Master Zoning Plan for a General Mixed-Use**

#### **Shadow Mountain**

##### **I. Purpose and Intent:**

The purpose of this project and new Master Zoning Plan is to strengthen the existing neighboring community where there is an existing mixture of uses including offices, retail, apartments, single family attached units, walk ups, duplexes and row houses. Being located close to Sunland Park Mall, Coronado Shopping Center and the Mesa Street and Sunland Park corridor is a plus. This new district will enhance the neighborhood; promote walkable communities and the City of El Paso Comprehensive Plan and Smart Growth Objectives and initiatives throughout the city.

These Objectives will be followed with these outlines initiatives:

- Accommodate an innovative designed project that promotes multifamily houses and retail uses in West El Paso;
- Provide a center that promotes compatible uses, retail and multifamily housing, to have a relationship with the existing neighborhood promoting Public Transportation and pedestrian linkages with the rest of Downtown, the Medical Center, Mid-Town, Sunland Park and West side Walmart;
- Continue with the redevelopment patterns that the City of El Paso is promoting;
- Demonstrate that these trends are economically and socially feasible in West El Paso.

##### **II. Objective:**

This District will accommodate an innovative Multifamily Living with retail and interior open spaces, while providing individual structured parking.

##### **III. Characteristics:**

**Description:** The district will replace an empty land lot of 4.16 acres with a modern building that will house 42,000 square feet of retail space, over 100,000 Square feet of common open space, 219 hotel units and 228 apartment dwelling units.

The site is designed as an urban infill plan that allows the introduction of public pedestrian and vehicle or circulation from neighboring communities both commercial and residential through the site. The design of the site is promoting and accommodating and implementing both vehicular and pedestrian circulation connecting Mesa to Shadow Mountain via a connector aligned with Pebble Street.



#### **ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT**

The shaded and landscape pedestrian circulation is landscaped with Xeriscaping and shadow trees aligned within hard scape. The project allows for green pocket parks and outdoor public seating and congregating areas. There is a pocket park for the retail and another pocket park with public art for the entrance into the residential lobby on Shadow Mountain road.

The connector boulevard wrapping around the site for the vehicular, bicycle, and pedestrian is lined with landscaping and benches seating areas as well as vita exercise Anna Lee near park distribution with pedestrian sidewalk which continues around as it connects via pebble to Shadow Mountain and on to Mesa.

The purely pedestrian connection is done through a pedestrian promenade open to the sky that connects the residential lobby and commercial on Shadow Mountain and connects pedestrian movement to the hotel lobby and retail and spa. The entrance to the hotel and spa is aligned with a linear park and with a pocket park.

The building is designed to blend in with colors and hues and tones of the ridges and Shadow Mountain. The building has colors and tones of browns and bronze and ochre and red colors similar to the sunset of the El Paso over the Rio Grande River.

The concept is to design a building that is unique to El Paso.

The amenity xeriscaping landscaped terraces and pool deck promotes and allows for the open shaded and natural assembly for the hotel and the residential community congregation area which is open 360°.

The building floats 25 feet above on top of the community residential and hotel Terrace area that promotes and allows open views to Shadow Mountain as well as to the Rio Grande and to El Paso and Juarez in the background.

The project is designed as a LEED project. Orienting to the Sun to maximize the views of the Rio Grande and the mountain ridges while promoting the natural light around the site. The floating of the building allows for the natural cross ventilation and natural breezes to be promoted on the site.

The Building is oriented and is designed as well as providing shade and shadow onto the building with the large overhang shade balconies and terrace shadowboxes in order to mitigate the solar gain on the glass on the tower.

The landscape-xeriscaping at the ground level continues onto the amenity level and continues on the vertical screen walls of the garage allowing for the cars to be fully hidden from the public right away while the xeriscaping continues to go down from the planters of the amenity terraces above and up from the ground Landscape

## **ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT**

surrounding the building on all four sides. The building is designed to have 360° accessibility and visibility. All the services and loading is done internally hidden away from sight of public right of ways.

**Access:** This neighborhood center will have retail access along Shadow Mountain Drive. Each individual unit will be located in the main tower and have its own parking in an attached parking garage. Access to the parking garage will be from Pebble Beach Drive where an entrance ramp to the 5 story parking garage will be located. Pedestrian access will be from a pedestrian bridge which connects the tower to the parking garage.

**Setbacks:**

- Principal Front (Shadow Mountain): 7'-5"
- Secondary Front (Pebble Beach DR): 29'-6"
- Side / Rear: 58'-7"

**Density:**

- 228 Residential Units
- 219 Hotel Units

**Landscaping:**

- 55,337 SF.

**Parking:**

- 715 parking spaces
- 291,545 SF.

**Sub Districts:**

**Phasing:** One Phase

**Floor Area Ratio:**

- 4.3

**Special Privilege:**

### **IV. Relationship with Plan for El Paso:**

This district will enhance the neighborhood's economic and social vitality and will follow the overall City of El Paso's goals to revitalize the City and promote higher densities and mixed uses as per the Smart Growth initiatives.

The existing surroundings have a tight walkable community with schools, churches, and retail within walking distance. This district will strengthen it by providing a modern and additional retail, apartments and hotel that will enhance the neighborhood.

# ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT

Shadow Mountain City Centre Mix Use Table							
Use	Min. Area SF.	Set Backs				Ceiling Height	Maximum Building Height
		Front	Back	N. Side	S.Side		
Commercial Uses						15'-0"	256'-0"
ART GALLERY	400	0	0	0	0	15'-0"	256'-0"
ATHLETIC FACILITY	400	0	0	0	0	15'-0"	256'-0"
AUTOMATED TELLER MACHINE ATM	400	0	0	0	0	15'-0"	256'-0"
BAKERY	400	0	0	0	0	15'-0"	256'-0"
BANK	400	0	0	0	0	15'-0"	256'-0"
BARBER SHOP	400	0	0	0	0	15'-0"	256'-0"
BEAUTY SALON	400	0	0	0	0	15'-0"	256'-0"
BILLIAR AND POOL HALL	400	0	0	0	0	15'-0"	256'-0"
BINGO HALL	400	0	0	0	0	15'-0"	256'-0"
BOOKSTORE	400	0	0	0	0	15'-0"	256'-0"
BOUTIQUE	400	0	0	0	0	15'-0"	256'-0"
BOWLING ALLEY	400	0	0	0	0	15'-0"	256'-0"
BREAD AND BAKERY PRODUCT MAN.	400	0	0	0	0	15'-0"	256'-0"
BREWERY	400	0	0	0	0	15'-0"	256'-0"
CAFETERIA	400	0	0	0	0	15'-0"	256'-0"
CARWASH-FULL SERVICE	400	0	0	0	0	15'-0"	256'-0"
CLINIC	400	0	0	0	0	15'-0"	256'-0"
COMMUNITY RECREATIONAL FACILITY	400	0	0	0	0	15'-0"	256'-0"
COMPUTER ELECTRONIC PRODUCT ASSE.	400	0	0	0	0	15'-0"	256'-0"
COURIER & MESSAGE SERVICE	400	0	0	0	0	15'-0"	256'-0"
CREDIT UNION	400	0	0	0	0	15'-0"	256'-0"
DELICATESSEN	400	0	0	0	0	15'-0"	256'-0"
ELECTRONIC EQUIPMENT REPAIR	400	0	0	0	0	15'-0"	256'-0"
EXERCISE FACILITY (INDOOR)	400	0	0	0	0	15'-0"	256'-0"
FINANCIAL INSTITUTION	400	0	0	0	0	15'-0"	256'-0"
FLOWER SHOP	400	0	0	0	0	15'-0"	256'-0"
GOVERNAMENTAL USE	400	0	0	0	0	15'-0"	256'-0"
HOBBY STORE	400	0	0	0	0	15'-0"	256'-0"
HOME IMPROVEMENT CENTER	400	0	0	0	0	15'-0"	256'-0"
ICE CREAM PARLOR	400	0	0	0	0	15'-0"	256'-0"
ICE SKATING FACILITY	400	0	0	0	0	15'-0"	256'-0"
LAUNDRY ROOM	400	0	0	0	0	15'-0"	256'-0"

# ATTACHMENT 4: MASTER ZONING PLAN (MZP) REPORT

LAUNDRY COMMERCIAL	400	0	0	0	0	15'-0"	256'-0"
MASSAGE PARLOR	400	0	0	0	0	15'-0"	256'-0"
MINIATURE GOLF COURSE	400	0	0	0	0	15'-0"	256'-0"
MOVIE THEATRE(INDOOR)	400	0	0	0	0	15'-0"	256'-0"
MUSIC STORE	400	0	0	0	0	15'-0"	256'-0"
NIGHTCLUB,BAR,COCKTAIL LOUNGE	400	0	0	0	0	15'-0"	256'-0"
OFFICE,PROFESIONAL	400	0	0	0	0	15'-0"	256'-0"
ON SITE PARKING	400	0	0	0	0	15'-0"	256'-0"
OPEN SPACE(COMMON,PUBLIC OR PRIV.)	400	0	0	0	0	15'-0"	256'-0"
OTHER RETAIL STABLISHMENT(HIGH VOLUME)	400	0	0	0	0	15'-0"	256'-0"
OTHER RETAIL STABLISHMENT(LOW VOLUME)	400	0	0	0	0	15'-0"	256'-0"
PARK , PLAYGROUND	400	0	0	0	0	15'-0"	256'-0"
PETSHOP (INCLUDING GROOMING)	400	0	0	0	0	15'-0"	256'-0"
RESTAURANT (DRIVE IN OR WALK IN)	400	0	0	0	0	15'-0"	256'-0"
RESTAURANT SIT DOWN	400	0	0	0	0	15'-0"	256'-0"
SHOE REPAIR SHOP	400	0	0	0	0	15'-0"	256'-0"
SPECIALTY SHOP	400	0	0	0	0	15'-0"	256'-0"
SPORTING GOODS STORE	400	0	0	0	0	15'-0"	256'-0"
STUDIO,DANCE	400	0	0	0	0	15'-0"	256'-0"
STUDIO,PHOTOGRAPHY	400	0	0	0	0	15'-0"	256'-0"
SUPERMARKET	400	0	0	0	0	15'-0"	256'-0"
SUPERSTORE	400	0	0	0	0	15'-0"	256'-0"
TATOO PARLOR	400	0	0	0	0	15'-0"	256'-0"

Parking							
GARAGE OR LOT PARKING (COMERCIAL)	50,000	0	0	0	0	7'-6"	75'-0"
GARAGE OR LOT PARKING (PRIVATE)	50,000	0	0	0	0	7'-6"	75'-0"

Residential Uses							
APARTMENT(5 OR MORE UNITS)	400	30'-0"	30'-0"	30'-0"	30'-0"	8'-6"	256'-0"
HOTEL	200	30'-0"	30'-0"	30'-0"	30'-0"	8'-6"	256'-0"